

8113 103 Street  
Grande Prairie, Alberta

MLS # A2319766



**\$474,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,391 sq.ft.                                                             | <b>Age:</b>   | 1990 (36 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, No Neighbours Behind |               |                   |

|                    |                                                                                               |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Linoleum                                                                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                                                                                         | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Wood                                                                                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks |                   |    |

**Inclusions:** Shed, Garburator, Light Fixtures, Garage Heater

This only two owner home , will be sure to please and boast its pride of ownership. Immaculate fully developed bungalow is situated on a pie shape lot with no rear neighbors backing onto green space in the desired subdivision of Mission Heights. Tiled entry way welcomes you into your semi open concept kitchen , dining and living room, complimented by natural hardwood floors. Kitchen has updated cabinets + quartz counter tops and desired gas stove. Dining allows for a table of any shape or size for all occasions , as well as potential for breakfast/coffee bar area. Living room is the perfect size with large west facing window allowing for natural light all day long. Remainder of main floor consists of master bedroom with french exterior doors for future private hot tub + deck, walk in closet and updated full en-suite. Two more bedrooms, full bathroom and must have main floor laundry that leads into your attached double car heated garage. Basement is fully developed two living rooms, full bathroom, storage room, and utility room. Back yard is its own oasis as it backs onto greenspace with no rear neighbors, that has not far neighborhood basketball court, and in the winter ice rink as well as its not far from the bear creek walking/biking trails system. As well two sheds, one which has electrical ran in it so it can be a future workshop. This home is the definition of prime location, and acreage view living with the convenience of living in town. Book your viewing today as this home will be sure to please.